

Exhibit J

Litigation

Pursuant to Local Rule 1007-2(a)(11), the following lists the nature and present status of each action or proceeding, pending or threatened, against the Debtor or its property where a judgment against the Debtor or a seizure of its property may be imminent as of the Petition Date:

Debtor Entity	Counterparty	Nature of the Claim	Status
Herman Kiefer Development, LLC	City of Detroit	Pre-litigation demand for reconveyance by the City of Detroit	Ongoing
Herman Kiefer Development, LLC	Detroit Water and Sewerage Department	Litigation	Stayed
Herman Kiefer Development, LLC; Virginia Park 1, LLC; Virginia Park 2, LLC	Detroit Land Bank Authority	Pre-litigation reconveyance by the Detroit Land Bank Authority	Ongoing